



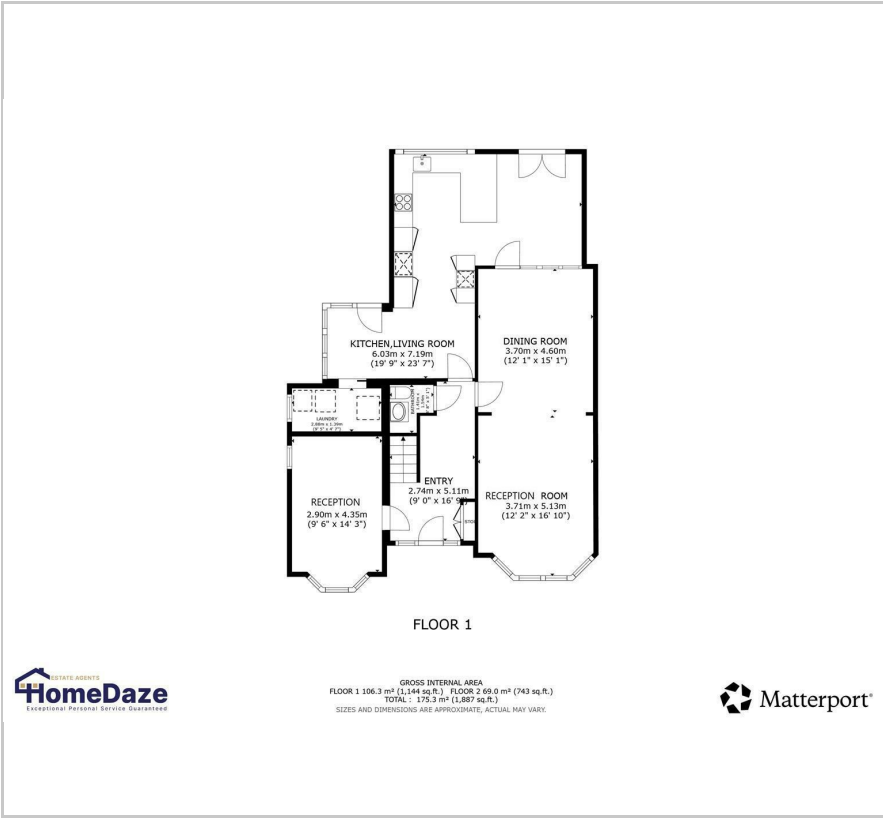
9 Butt Hill Avenue

Manchester, M25 9PN

Offers in excess of £650,000



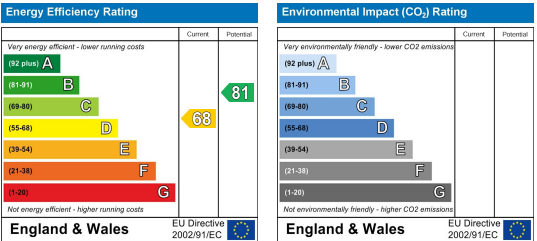
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our HomeDaze Manchester Office on 0161 691 1916 if you wish to arrange a viewing appointment for this property or require further information.

- Extended Four-Bedroom Semi-Detached Family Home
- CHAIN FREE
- Beautiful 3 tiered garden
- En suite to masterbedroom
- Modern Kitchen with integrated appliances.
- Quiet Cul-de-Sac
- Detached Garage
- Pergola
- Downstairs WC
- Driveway Parking



Situated on the highly sought-after Butt Hill Avenue, a quiet cul-de-sac in the heart of Prestwich, this beautifully presented and extended four-bedroom semi-detached family home offers spacious and versatile accommodation, ideal for modern family living. Perfectly positioned within walking distance of Prestwich Village, St Mary's Park, excellent schools, transport links and the fantastic range of cafés, restaurants, bars and local amenities the area has to offer.

A welcoming porch leads into the entrance hall, opening into a bright and spacious through lounge and dining room. Internal bi-fold doors lead into a further reception area and a stylish modern kitchen fitted with integrated appliances, creating a fantastic space for entertaining. The kitchen also benefits from an additional dining area, utility room and bi-fold doors opening onto the rear garden, allowing plenty of natural light to flood the space. A further reception room provides flexibility as a home office, playroom or snug.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with a modern en-suite shower room. Completing the accommodation is a contemporary family bathroom and a separate modern WC.

Externally, the property benefits from a driveway extending down the side of the house to the rear, providing ample off-road parking and access to a detached garage, ideal for storage or offering excellent potential to convert into a home office, gym or garden room (STP)



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